



Legislation Details (With Text)

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Title: Consider a resolution approving an agreement for professional services with Freese and Nichols, Inc., of Dallas, Texas, for the purpose of providing planning and economic analyses services for the Future Land Use Plan Update Project; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Attachments: 1. 02062018_FLUP_Resolution 3977, 2. 02062018_Exhibit A_FLUP Update

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|--------|--------|
| 2/6/2018 | 1 | City Council | | |
| 2/6/2018 | 1 | City Council | | |

To: Mark R. Hafner, City Manager

From: Trina Zais, Director of Public Services and Economic Development

Subject:

Consider a resolution approving an agreement for professional services with Freese and Nichols, Inc., of Dallas, Texas, for the purpose of providing planning and economic analyses services for the Future Land Use Plan Update Project; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Background:

Keller first adopted a Future Land Use Plan (FLUP) within the Land Use Chapter of its Comprehensive Plan in 1971. This Comprehensive Plan was then updated in 1984. The Land Use component of the Comprehensive plan was updated in 1990 and again in 1998. The Land Use component was then amended in July of 1999 to allow for a Mixed Use land use designation and again in December of 1999 to increase the minimum residential lot sizes. From June-September 2013, a FLUP Advisory Committee was established by the City Council to assess whether an update was necessary, in whole or in part. That seven-member group made a unanimous recommendation to the Keller City Council in September 2013 that the plan should be reviewed and updated in its entirety. A second FLUP Citizen Committee was created in 2014.

In 2015, an evaluation of the Highway 377 north corridor was prepared from an economic development perspective resulting in an update to the FLUP to reflect market trends and development viability.

In July 2017, the Planning & Zoning Commission initiated a formal recommendation to the City Council by unanimous petition to update the FLUP. This recommendation was considered and in November 2017, the City Council appointed a Task Force by Resolution No. 3950. This Task Force issued a RFQ, to which three firms responded. Of the three, two were interviewed and one recommended to the City Council for hiring consideration.

The proposed FLUP update, and the firm recommended to lead us through that update, will focus heavily on economic analysis. This includes highest and best use, capacity, competitive position in the metroplex, synergistic designations, market trends, economic forecasting and sectors where Keller can dominate at regional and national levels.

Budget Impact:

The proposed agreement is for professional services in the amount of \$197,650.

Financial Considerations:

The FY 2017-2018 budget included \$100,000 from the General Fund for this project. The proposed project exceeds this budget by \$97,650. A budget amendment may be required to appropriate additional funds if departmental savings cannot be identified.

Legal Review:

This agreement was reviewed by the City Attorney.

Alternatives:

City Council has the following alternatives:

- Approve as submitted
- Approve with changes
- Denial

Council Action:

Staff recommends approval of the proposed resolution as presented.